

LEASE AREA AND EASEMENT SURVEY

FOR
UBTA - UBET
COMMUNICATIONS

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 4, AND THE NORTHWEST
QUARTER OF SECTION 9,
TOWNSHIP 1 SOUTH,
RANGE 8 WEST,
UINTAH SPECIAL MERIDIAN

LEGAL DESCRIPTIONS:

LEASE AREA:

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UINTAH SPECIAL MERIDIAN, SECTION 4:
Beginning at a point located North 7°32'03" East 261.20 feet from the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 4, thence North 00°00'00" East 60.00 feet, thence North 00°00'00" East 60.00 feet, thence North 00°00'00" East 60.00 feet, thence South 00°00'00" West 60.00 feet, thence North 00°00'00" East 60.00 feet to the Point of Beginning, Contains 0.083 acres more or less. The Basis of Bearings being along the South line of said Section 4 between the Southwest corner and the South quarter corner, that bearing being South 89°50'54" East as determined by GPS observations.

ACCESS ROAD THROUGH WHISPER CANYON, L.C., SEGMENT #1:

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UINTAH SPECIAL MERIDIAN, SECTION 9:
A 20 foot wide roadway access easement lying 10 feet on each side of its described centerline, the side lines of which extend and shorten so as to terminate at the boundaries of the servient estate, the centerline of which is further described as follows: Beginning at a point located at the centerline of the Duchesne County road known as "Tabby Swale Road", said point being South 54°42'10" East 707.57 feet from the Northwest corner of Section 9, thence North 34°38'28" East 336.19 feet, thence North 22°05'22" East 140.38 feet to the Point of Terminus, said Point of Terminus being on the North line of said Section 9, said Point of Terminus also being South 89°50'54" East 821.39 feet from the Northwest corner of said Section 9. Contains 0.22 acres more or less. The Basis of Bearings being along the North line of said Section 9 between the Northwest corner and the North quarter corner, that bearing being South 89°50'54" East as determined by GPS observations.

ACCESS ROAD THROUGH WHISPER CANYON, L.C., SEGMENT #2:

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UINTAH SPECIAL MERIDIAN, SECTION 4:
A 20 foot wide roadway access easement lying 10 feet on each side of its described centerline, the side lines of which extend and shorten so as to terminate at the boundaries of the servient estate, the centerline of which is further described as follows: Beginning at a point located on the South line of said Section 4, said point being South 89°50'54" East 821.39 feet from the Southwest corner of said Section 4, thence North 22°05'22" East 134.89 feet, thence North 30°57'07" East 100.63 feet, thence North 47°34'30" East 200.08 feet, thence North 56°36'37" East 261.78 feet, thence North 67°18'14" East 96.55 feet to the Point of Terminus, said Point of Terminus being North 68°44'14" East 1476.03 feet from the Southwest corner of said Section 4, Contains 0.36 acres more or less. The Basis of Bearings being along the South line of said Section 4 between the Southwest corner and the South quarter corner, that bearing being South 89°50'54" East as determined by GPS observations.

POWER ACCESS THROUGH WHISPER CANYON, L.C., SEGMENT #1:

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UINTAH SPECIAL MERIDIAN, SECTION 4:
A 20 foot wide Power Line easement lying 10 feet on each side of its described centerline, the side lines of which extend and shorten so as to terminate at the boundaries of the servient estate, the centerline of which is further described as follows: Beginning at a point located North 66°23'51" West 1361.17 feet from the South quarter corner of said Section 4, thence South 72°37'13" East 102.08 feet, thence South 79°47'05" East 108.10 feet, thence South 83°36'41" East 138.81 feet, thence South 76°11'52" East 75.25 feet, thence South 79°34'30" East 82.39 feet, thence South 70°54'55" East 96.55 feet, thence South 73°40'56" East 92.05 feet, thence South 75°26'15" East 113.87 feet, thence South 74°04'09" East 96.55 feet to the Point of Terminus, said Point of Terminus being on the North - South center quarter Section line, said Point of Terminus also being North 0°04'57" East 256.17 feet from the South quarter corner of said Section 4, Contains 0.56 acres more or less. The Basis of Bearings being along the South line of said Section 4 between the Southwest corner and the South quarter corner, that bearing being South 89°50'54" East as determined by GPS observations.

POWER ACCESS THROUGH PROPERTY OF LINDA WATSON, SEGMENT #2:

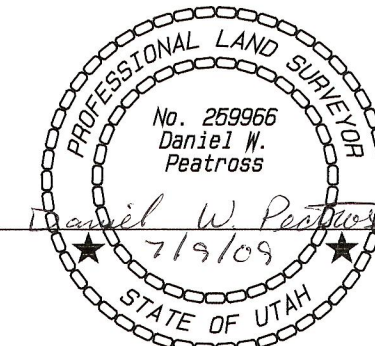
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UINTAH SPECIAL MERIDIAN, SECTION 4:
A 20 foot wide Power Line easement lying 10 feet on each side of its described centerline, the side lines of which extend and shorten so as to terminate at the boundaries of the servient estate, the centerline of which is further described as follows: Beginning at a point located on the North - South center quarter Section line, said point being North 0°04'57" East 256.17 feet from the South quarter corner of said Section 4, thence South 74°04'09" East 96.55 feet, thence South 76°11'52" East 102.08 feet, thence South 79°47'05" East 108.10 feet, thence South 83°36'41" East 138.81 feet, thence South 76°11'52" East 75.25 feet, thence South 79°34'30" East 82.39 feet, thence South 70°54'55" East 96.55 feet, thence South 73°40'56" East 92.05 feet, thence South 75°26'15" East 113.87 feet, thence South 74°04'09" East 96.55 feet to the Point of Terminus, said Point of Terminus being on the North - South center quarter Section line, said Point of Terminus also being North 0°04'57" East 256.17 feet from the South quarter corner of said Section 4, Contains 0.21 acres more or less. The Basis of Bearings being along the South line of said Section 4 between the Southwest corner and the South quarter corner, that bearing being South 89°50'54" East as determined by GPS observations.

SURVEYOR'S NARRATIVE:

I was contacted by Allen Bension of UBTA - UBET Communications to perform this survey. The purpose of this survey is to stakeout, describe and plat a lease area for a cellular tower site. For boundary location, I found and took measurements between three monuments as noted hereon along the South line of Section 4. The balance of the data for the breakdown of Section 4 comes from plat filing #283. The Basis of Bearings for this survey is along the South line of Section 4 between the Southwest corner and the South quarter corner, that bearing being South 89°50'54" East as determined by GPS observations.

SURVEYOR'S CERTIFICATE:

I, Daniel W. Peatross, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 269966, as prescribed by the laws of the State of Utah. I further certify that I have made a survey of the tract of land as shown on this plat, and that the same is correct and true to the best of my knowledge and belief.

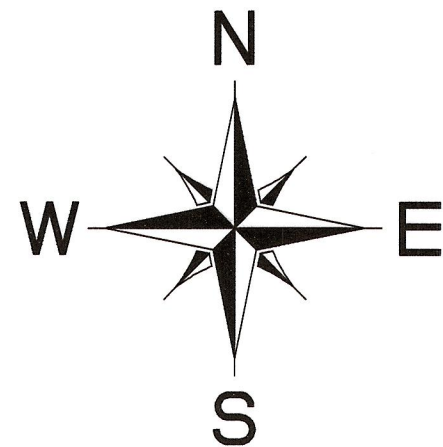


County Surveyor's File # 2149

REGISTERED SURVEYORS CORP.

61 EAST 300 NORTH, P.O. BOX 564, DUCHESNE, UTAH 84021
(435) 738-2718

DATE RESEARCHED: JUNE 2, 2009	RESEARCHED BY: D. PEATROSS	PROJECT No.: 09005
DATE SURVEYED: JUNE 3, 10, 2009	SURVEYED BY: D. PEATROSS	SHEET: 1 OF: 1
DATE DRAFTED: JUNE 23 - 25, 2009	DRAFTED BY: D. PEATROSS	DATE PLOTTED: JULY 1, 2009



SCALE 1"=100'
0 100 200

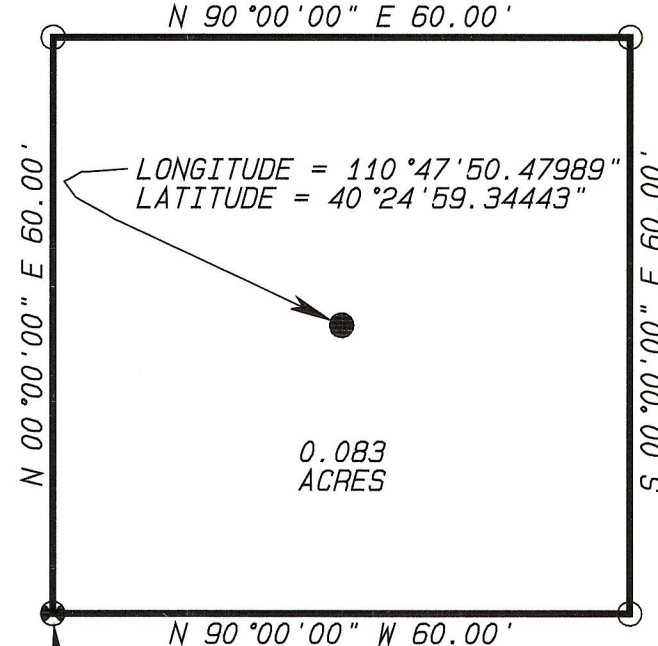
⊗ = SECTION CORNERS EITHER LOCATED IN THIS SURVEY AS NOTED, OR AS COMPUTED USING DATA FROM PLAT FILING #283.

● = SET 5/8" REBAR WITH AN ALUMINUM CAP.

○ = SET 1/2" REBAR WITH A PLASTIC CAP.

⊙ = SET MAGNAIL WITH ALUMINUM WASHER.

DETAIL VIEW
SCALE: 1" = 20'



N 00°01'25" E
140.38'

LEASE AREA
P.O.B. POWER
SEGMENT 1.
POINT OF
BEGINNING

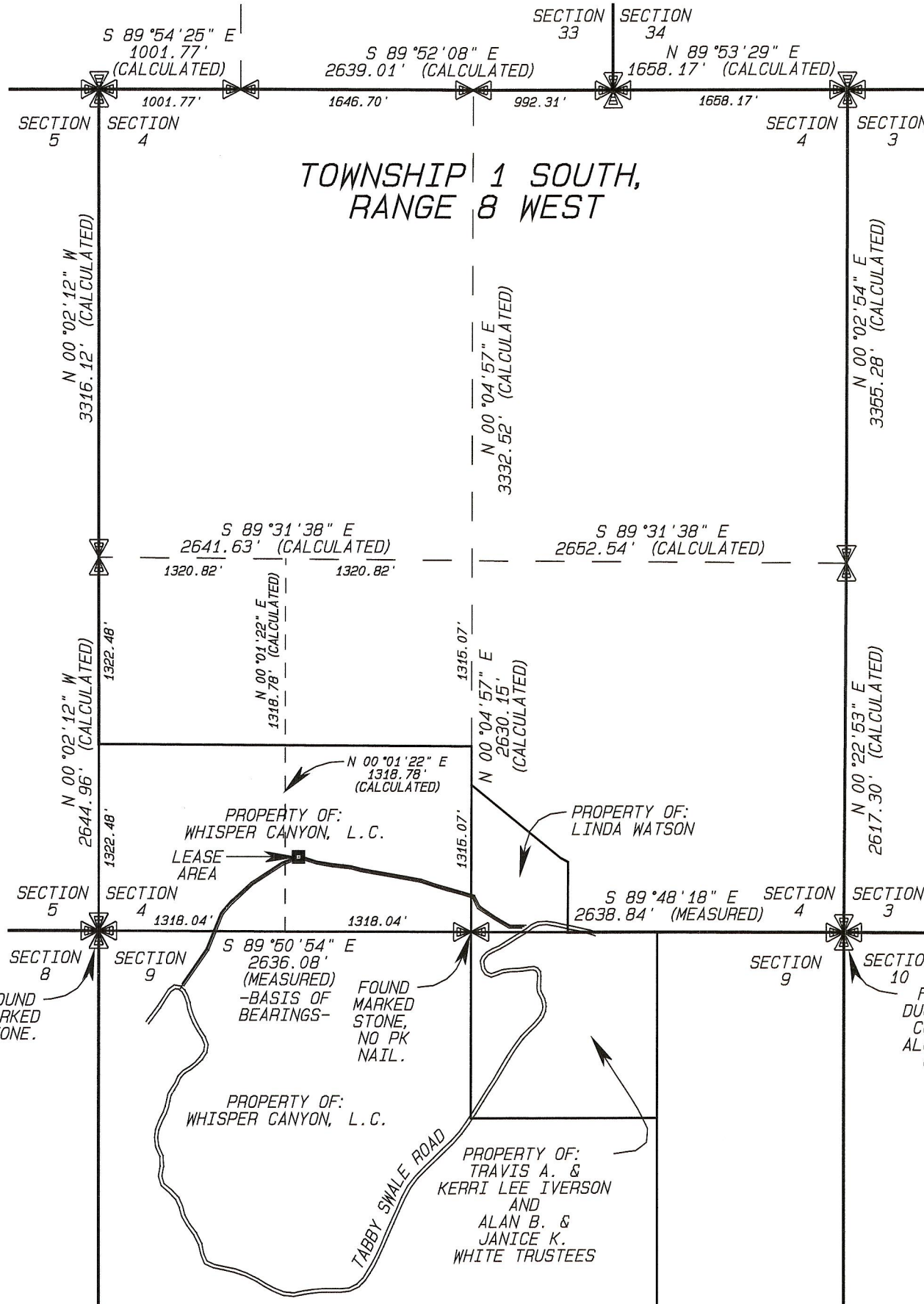
PROPERTY OF:
WHISPER CANYON, L.C.

PROPERTY LINE
N 00°04'57" E

PROPERTY OF:
LINDA WATSON

S 89°50'54" E 2636.08'
-SECTION LINE-
-BASIS OF BEARINGS-

AREA VIEW
SCALE: 1" = 1000'



ROAD ALIGNMENT DATA

LINE	BEARING	DISTANCE
L1	N 34°38'28" E	336.19'
L2	N 22°05'22" E	140.38'

ACCESS ROAD THROUGH
WHISPER CANYON, L.C.
IN SECTION 9, ROAD SEGMENT 2.

LINE	BEARING	DISTANCE
L1	N 22°05'22" E	134.99'
L2	N 39°57'07" E	100.63'
L3	N 47°34'30" E	200.08'
L4	N 56°36'37" E	251.78'
L5	N 67°18'14" E	96.55'

POWER ALIGNMENT DATA

LINE	BEARING	DISTANCE
L1	S 72°37'03" E	102.08'
L2	S 79°47'05" E	108.10'
L3	S 83°36'41" E	138.81'
L4	S 76°11'52" E	75.25'
L5	S 79°34'30" E	82.39'
L6	S 78°44'49" E	87.91'
L7	S 80°04'33" E	256.89'
L8	S 70°54'55" E	96.55'
L9	S 73°40'56" E	92.05'
L10	S 75°26'15" E	113.87'
L11	S 74°04'09" E	70.45'

POWER ACCESS THROUGH
PROPERTY OF LINDA WATSON
IN SECTION 4, POWER SEGMENT 2.

LINE	BEARING	DISTANCE
L1	S 74°04'09" E	15.59'
L2	S 26°26'15" E	96.60'
L3	S 56°32'55" E	145.10'
L4	S 60°13'12" E	113.51'
L5	S 89°48'18" E	99.99'

66' WIDE
COUNTY
ROAD
RIGHT OF WAY.

66' WIDE
COUNTY
ROAD
RIGHT OF WAY.